

THE
HISTORY
of
COUNTRY CLUB ACRES

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*NOYS LAND CO
Ashton-Jenkins
1926 - 1950'P.*

The Ashton - Jenkins Company was a company which incorporated in 1908 to erect homes for the Ashton Brothers. The Ashton Brothers transferred \$25,000 in new homes to the Jenkins establishment and in return they were given stock in the new Ashton and Jenkins Company. They were involved with a subdivision between 3rd and 4th east and 700 south, and a thirty four lot subdivision located between 3rd and 4th east on 1000 south in the Chicago addition.⁽¹⁾ The Ashton family was heavily involved in the construction business and its related occupations. George Ashton was the President of Sugarhouse Lumber and Hardware, he was also General Manager of Ashton Improvement. Ashton Improvement was a company which specialized in general contracting and home building. George Ashton was also the Secretary/Treasurer of the Utah Granite Corporation which was responsible for furnishing the granite for the Utah State Capitol, Jesus Christ of Latter Day Saints office building and the Park building on the University of Utah campus. Marvin Ashton was the manager of Sugarhouse Lumber and Hardware. Marvin also took a position with Ashton and Jenkins Realtors as Vice President. And lastly, Jed. Ashton was ^a partner~~s~~ with Raymond Evans as an Architect.⁽²⁾

By 1926 the Ashton and Jenkins Company had expanded into Real estate mortgages, loans, insurance, and surety bonds. E.E. Jenkins was the president, Marvin Ashton was the Vice President and Albert Eccles was the Treasurer. Ashton and Jenkins could provide the expertise of realtors as well as finance mortgages, for this reason they were involved with the Hays Land company to buy and sell the property on which Country Club Acres was built.

Country Club Acres is a Salt Lake City subdivision located south of 2100 south and east of 2100 east between 2100 and 2300 east in the area now called Sugarhouse. The subdivision was first planned in 1925/26 for the Hays Land Company. Hays Land Company of Colorado hired Hare and Hare Landscape Architects and City Planners from Kansas City, Missouri to layout the street plan and landscaping plan for the new upper income residential subdivision. The original plat plan had six streets crossing the subdivision in a north/south orientation and four main streets crossing in an east/west manner (see slide #1). The south boundary of the property was Canyon road which is now the location of the Salt Lake Country Club Golf Course and Interstate 80. Part of the property on the western edge was the former location for the Utah State Prison which was removed during the late 1920's. The first streets to be developed were 21st 22nd and 23rd east, Country Club Drive had a few homes built on it but this area and Dallin, Berkley and Oneida streets were really developed after the second World War in 1948.

Worked on U.C. Nichols Country Club District

Hays recorded the subdivision with the Salt Lake County Recorder's office on August 7th, 1926. At this recording Hays placed several restrictions on the subdivision for the protection of the home owner. There were restrictions on the use of the land, approval of plan, frontage, set back, open space, set back of outbuildings, required cost of residence, race, easements, and signs.

The lots could be used for private residences only, no store automobile, gas oil, or service station or business house, flat or apartment

houses, though intended for residence purposes, and no building of any kind whatsoever shall be erected or maintained, thereon except private dwelling houses, and such outbuildings as are customarily appurtenant to residences, each dwelling house being detached and being designed for occupancy by a single family". (3)

The Hays company wanted to insure that all single family homes built were of acceptable architectural taste. They did not specify a particular style of architecture but they did want to approve all plans, as can be seen in the following record listed under reservation, restrictions and covenants.

"No building, fence, wall or other structure shall be commenced, erected, or maintained, or shall any addition thereto or change of alterations therein be made, until plans and specifications, plot plan and grading plan therefore, or information satisfactory to the Company, shall have been submitted to and approved in writing by the Company and a copy thereof, as finally approved, lodged with the Company. The Company may take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built, to the site upon which it is proposed to erect same, the harmony thereof with the surroundings and the effect of the building or other structure as planned on the outlook from the adjacent or neighboring property".(4) The Hays company wanted to allow for variety in building design but not allow structures which seemed to stand out from the rest of the subdivision. They were looking for a well blended community of homes each having its own character, not a subdivision where every home looked alike.

While the Hays Company was encouraging individual character of the buildings they were also providing guidelines/restrictions regarding frontage and free space. (see slide #2). Residences had to allow a minimum of 6 feet on the side property line if there was less than a 90 foot frontage, and 10 feet if there was more than a 90 foot frontage. Set backs from the main frontage were at least 70 feet with some of the larger lots requiring 80, 90, 150, or 275 feet.(see slides #3,4). Allowances were made for covered or uncovered, but not enclosed porches, balconies, portcocheres and terraces. They were allowed to extend up to 12 feet closer to the front property line and not more than 10 feet closer to the side property line(5).

Outbuildings were permitted however they could not occupy more than 50% of the width of the plot which was measured at the rear line. In no case could any outbuilding be more than 35 feet in width unless there was written permission given by Hays. (6)

There were race restrictions placed on all the lots these restrictions excluded all races other than the white race. "None of the lots shown on said plat shall be conveyed, leased or given to and no building erected thereon shall be used, owned or occupied by any person not of the white race. This provision is not intended to include the occupancy by a person not of the white race while employed on the premises."(7)

The construction of billboards for display of signs or advertisements was prohibited. Tanks for oil, fences and poultry houses were also prohibited without the consent of the Hays company.

There were also requirements placed on the value of the home which could be built on any given lot. Small lots with 75 foot frontage could be purchased for \$400.00 and up. Midsized lots which were 100 to 125 foot frontage could be purchased for \$1,000.00 and up depending on location, and acre lots cost \$1,600. Acre lots had in excess of 225 foot frontage.⁽⁸⁾ The cost of the building on each lot was determined by the location and size of the lot. House prices were required to be \$6,000 on smaller lots, \$7,000 on larger lots, \$7,500 - \$8,000 on bigger lots and as much as \$10,000 on the largest lots. ⁽⁹⁾

The houses built in the late twenties and early thirties were of the period revival styles. Styles such as the Spanish Colonial, and English Tudor were common in Country Club Acres. One reason for the popularity of the English Tudor and Spanish Colonial styles has been traced to the preference of this style by men who served time in the Armed forces in Europe.⁽¹⁰⁾ According to Goss and Carter in their book, "Utah's Historic Architecture, 1847-1940", this style of architecture was talked about in many articles during the twenties. Typically these homes were not large, however the homes in Country Club Acres were of substantial size. They were usually located on large lots and had a picturesque quality, which was true with the entire Country Club subdivision. Goss and Carter go on to say that the style was achieved by varying roof pitches, dormers and towers. These characteristics plus the use of half timbering, stonemasonry, and tile and slate roofing added to the picturesque quality.

The English Tudor was probably the most common style of home built in the subdivision. English Tudor refers to the timber-frame architecture of

medieval England. Timber framing and half timber framing are construction methods in which the wall structure is made of heavy timbers and the spaces between the framing members infilled with various materials and covered with plaster. American examples were not generally based on true timber construction, but were built to imitate the visual effect of this method.⁽¹¹⁾ An example of the English Tudor style in the subdivision can be seen at 2135 south 2200 east. This house was built approximately 1930. The roof has a steep pitch with multiple gables, the walls have exposed framing members with stucco walls as well as brick masonry. The walls have randomly placed stone mixed in with the brick masonry, the chimney has clay chimney pots, the door is framed with a round arch of stone, and the windows are tall casement windows. The second floor dormer and the windows were probably a later addition to this house, as was the garage. (see slide * 5).

The house located at 2185 south 2100 east was the home of Marvin Ashton of the Ashton Jenkins Company and Sugarhouse Lumber. His English Tudor house built in 1926/27 does not appear as stately as the first English Tudor house but is none the less another example of the English Tudor. It has an asymmetrical facade, steeply pitched gable roof, tall casement windows, brick masonry walls with a simple stretcher pattern with a flush mortar joint, terra cotta window and door surrounds. The front door has a window cut out with a pointed arch. All these elements add to the simplistic yet English Tudor picturesque feeling of this house. (see slide *6).

The house located at 2225 south and 2100 east is an excellent example of the English Tudor. The asymmetrical facade, steeply pitched

clipped gable roof with wood shingles to simulate a thatched roof, combined with its exposed framing members infilled with stucco and tall casement windows make this an excellent example of the English Tudor in the Country Club Subdivision. The garage, skylight and swamp cooler were all additions to this home. (see slide #7).

The other style of home which was built in the Country Club subdivision was the Spanish Colonial Revival. According to Goss and Carter this style was characterized by red tile roofs and white stucco covered wall surfaces (see slide #8). This style was popular in Utah between 1915 and 1935. The house located at 2337 south 2200 east is an excellent example of the Spanish Colonial Revival. Built in 1930 by the Architectural Building Company and designed by the architects Ashton and Evans this home was an exhibition home built on speculation. The stucco wall surface, red tile roof and low rounded arch openings all add to the Spanish Colonial style. This house cost \$8,500 dollars to build⁽¹²⁾ and was for sale by the Ashton Jenkins Company⁽¹³⁾ who took out a large add in the Sunday paper to advertise this home. (see slide #9). This add listed all the amenities which were included in the home. The amenities found in this home were typical of most of the homes built in Country Club Acres. Natural gas and water heating was provided by the Utah gas and coke company, Bennett Glass and Paint provided the paints and glass, the Crane Company provided the plumbing materials, David Lupton and Sons provided the steel windows, Elias Morris did the tile work, Linnebach did the cast concrete, G.E. Supply Company provided the electrical fixtures, Jonathan Earl did the plastering, John Haslam was the carpenter Lambert Roof built the roof, Morrison-Merrill and Company did the exterior and interior millwork, and Sugarhouse lumber,

Mechama

controlled by the Ashton family, provided the heating and ventilating equipment, lumber and rough hardware. Infrastructure included gas lines, street lights, common areas (triangle off of Dallin Street), and landscaping. These items were all planned for but ~~were~~ not all were actually provided. Landscaping was not all completed as was similar with street lights. These cutbacks were probably due to the difficult times being experienced by the development during the 1930's.

The architects for this Spanish Colonial house as mentioned above were Ashton and Evans. They were the architects for the Capitol Hill Chapel [?] which was a modern adaption of the Gothic style costing about \$50,000 to build. They also built several schools in the Holiday area. Raymond Evans started his career with the firm of Ware and Treganza in 1912. He was the architect for the State Prison at Point of the Mountain, the Einer Nielson Field House at the University of Utah and over 150 private homes in the Salt Lake area. He died on October 21, 1963⁽¹⁴⁾.

After the first part of the subdivision was started the development started to run into financial difficulty. Money problems were a result of the depressed economy of the entire nation during the early 1930's then a double murder over water rights between two neighbors gave the subdivision unfavorable publicity. Then finally World War Two put the final nail in the coffin for the subdivision and it went bankrupt. "The subdivision had gone belly up during the war due, in part, to its half acre per lot zoning"⁽¹⁵⁾.

After World War Two ended in 1945 trainloads of veterans came home to Utah. The second part of Country Club Acres began at this time. In 1948 Country Club Drive was paved between Berkeley and Dallin Streets. This area attracted Alan Brockbank to build his version of the movie house in Mr. Blanding Builds His Dream House, which starred Cary Grant and Myrna Loy. He purchased the vacant site at 2260 Country Club Drive for \$4,500 and built the Colonial Revival house for a net cost of \$58,000. The house was rushed to completion to coincide with the opening of the movie in June 1948⁽¹⁶⁾. The home had all G. E. appliances and American Standard Plumbing. The G. E. heating and furnace were installed by none other than Jed Ashton.

Mr. Brockbank was the builder of this house as well as many other homes in the Salt Lake Valley. He was also the builder for Rose Park in Salt Lake City. The architect Slack Winburn added a few touches to the Brockbank house such as the octagonal front window.⁽¹⁷⁾ The Colonial Revival (see slide *10) was characterized by the symmetrical facade, brick surfaces, bay windows, and side and transom lights around the main entry. These were all characteristics of the Brockbank house.

Brockbank
 Another example of the Colonial Revival Style is located at 2300 south 2200 east. (see slide *11). This house is a central passage Georgian house. As with the first example there are bay windows, symmetrical facade, and brick surface. The pillars around the entrance are the elements which give this house its Georgian Colonial Revival style.

Over the years much of the subdivision has remained intact. The area on the corner of 2100 south and 2100 east has been changed from the community L.D.S. stake to a commercial area. Infact most of the land on the south side of 2100 south has been converted to commercial uses. Some of the change has moved inwards into the neighborhood. Behind the Rainbo station a small apartment complex has been built on 2100 east. (see slide #12,13). Homes built during the 1950's 60's and 70's are not very stylistic. They are typically a single story and have a brick or rock exterior. Some have clapboard wood siding attached in a horizontal fashion.(see slides #14,15). Some of the homes in the subdivision have undergone alterations. Jed Ashtons house built in 1928 has basically remained the same with the exception of a dormer which was probably added later. (see slide #16) Some residents are adding substantial additions to their homes such as the home located at 2124 south 2200 east. Here the home was originally an English Tudor as can be seen by the wooden shingles and exposed framing members and steep pitched roof. The owners hve tried to maintain that style by keeping a steep pitch to the new roof as well as the exposed framing members and clay chimney pots.(see slide #17).

In all the Country Club Acres has been well maintained. Even after the restrictions had expired many residents have maintained the setbacks, the lawns have been well kept and the quiet peaceful atmosphere originally designed for still exists today. This atmosphere exists even though the area around Country Club Acres has expanded and developed into a full community of residential and commercial land uses.

FOOTNOTES

1. Salt Lake City Tribune, Article, October 25, 1908, p.7.
2. Salt Lake City Tribune, Advertisement, July 20, 1930, p. B-7
3. Salt Lake City Tax Record 2337 South 2200 East. Lot #2
4. Salt Lake City Tax Record 2337 South 2200 East. Lot #2
5. Salt Lake City Tax Record 2337 South 2200 East. Lot #2
6. Salt Lake City Tax Record 2337 South 2200 East. Lot #2
7. Salt Lake City Tax Record 2337 South 2200 East. Lot #2
8. Salt Lake City Tribune, Advertisement, June 27, 1926, p. 15.
9. Salt Lake City Tax Record 2337 South 2200 East. Lot #2
10. Carter, Thomas, and Peter Goss, Utah's Historic Architecture 1847-1940, University of Utah Press, Salt Lake City, UT. 1988. p. 145.
11. Carter, Thomas, and Peter Goss, Utah's Historic Architecture 1847-1940, University of Utah Press, Salt Lake City, UT. 1988. p. 156.
12. Salt Lake City Tax Record 2337 South 2200 East. Lot #2
13. Salt Lake City Tribune, Advertisement, July 20, 1930, p. B-5.
14. Utah State Historical Society Architects File, Evans
15. Salt Lake City Tribune, Article, May 14, 1989. p.4-E
16. Salt Lake City Tribune, Article, May 14, 1989. p.4-E
17. Salt Lake City Tribune, Article, May 14, 1989. p.4-E

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Carter, Thomas, and Peter Goss, Utah's Historic Architecture 1847-1940,
University of Utah Press, Salt Lake City, UT. 1988.

Polk Salt Lake City Directory 1927, 1928, 1930, 1931, 1934, R.L. Polk and
Company of Utah, Salt Lake City, UT. 1927, 28, 30, 31, 34.

Salt Lake County Recorders Document, Tax record 2337 South 2200 East Lot
#2.

Salt Lake Tribune, "Cityscape" May 14, 1989, p. 4-E
Advertisement, July 20, 1930, p. B-7
Advertisement, June 27, 1926, p. 15.
Advertisement, July 20, 1930, p. B-5.
Advertisement, May 18, 1926, p. 21.
Article, October 25, 1908, p. 7.

Utah State Historical Society Architects File; Evans, Raymond.

